

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

HOUSING AND COMMUNITY DEVELOPMENT  
CORPORATION OF HAWAII

HI001 – Federal Public Housing  
HI901 – Section 8 Housing Choice Voucher Program

Preliminary Draft

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** Housing and Community Development Corporation of Hawaii

**PHA Number:** HI001 (Federal Public Housing and HI901 (Section 8  
Housing Choice Voucher Program)

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2005

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library (Regional Libraries Only)
- ☒ PHA website (<http://www.hcdch.hawaii.gov>)
- ☒ Other (list below)
  - State of Hawaii Legislative Reference Bureau

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
    - Not to exceed 3% vacancy rate.
  - ☒ Leverage private or other public funds to create additional housing opportunities:
    - Tax Credit Program.
    - Rental Housing Trust Fund.
  - ☒ Acquire or build units or developments
  - ☒ Other (list below)
    - Shelter Plus – 100 units (20 unit per year)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score) 90.0
    - PHAS Physical Condition - Minimum passing score of 75 out of 100 points.

- PHAS Financial Condition - Reduce TAR by 75%.
  - PHAS Management Operations - Vacant Unit Turnaround Time: Less than or equal to 20 days, Work Orders: Complete 99% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days, Annual Inspections: Inspected 100% of its units and systems using the Uniform Physical Condition Standard (UPCS).
  - PHAS Resident Survey – refer to “Increase Customer Satisfaction” below.
- ☒ Improve voucher management: (SEMAP score) 90.0
  - Increase lease-up to 98%.
  - Partner with the City and County of Honolulu, Section 8 Housing Choice Voucher Program to develop a rent reasonableness process to improve operational effectiveness.
  - Develop and maintain an effective reporting system to improve operational efficiency.
  - Continue to develop relationships with more partners in the recruitment and retention of landlords.
- ☒ Increase customer satisfaction:
  - PHAS Resident Survey - Achieve at least a score of 85% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Develop strategies and training for PH managers and staff to obtain a high rating on the Resident Service and Satisfaction Survey.
- ☒ Renovate or modernize public housing units:
  - 759 units.
- ☒ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☒ Other: (list below)
  - Leverage Capital Funds to accelerate modernization projects.
- ☒ PHA Goal: Increase assisted housing choices
  - Objectives:
    - ☐ Provide voucher mobility counseling:
    - ☒ Conduct outreach efforts to potential voucher landlords
    - ☒ Increase voucher payment standards
    - ☒ Implement voucher homeownership program:
    - ☐ Implement public housing or other homeownership programs:
    - ☐ Implement public housing site-based waiting lists:
    - ☐ Convert public housing to vouchers:
    - ☒ Other: (list below)
      - Geographical Wait List

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - ☒ Implement public housing security improvements:
  - ☒ Study the possibility of designating developments or buildings for particular resident groups (elderly, persons with disabilities)
  - ☒ Other: (list below)
    - o Implement a community-based integrated services model, multi-agency (HCDCH, State Department of Health, and State Department of Human Services) program to address the housing, health, and welfare concerns and needs of residents of Kalihi Valley Homes located on Oahu.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:
    - Annually assist 200 public housing residents to attain their goals for economic self-sufficiency.
    - Initiate a job placement program with outreach, job counseling, screening of applicants, training for job skills, and placement with Section 3 employers through collaboration with trade unions and the State apprenticeship programs.
  - ☒ Provide or attract supportive services to improve assistance recipients' employability:
  - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - ☒ Other: (list below)
    - Encourage and support resident participation in an existing Individual Development Account (IDA).
    - Provide measures and opportunities to increase the income of residents to complement deconcentration and income targeting.

## **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☒ Other: (list below)
    - Continue on-going efforts to educate and provide information to the general population and to landlords.
    - On-going training to educate staff.
    - Continue to implement the Section 504 and ADA transition plans.
    - Enter into a Memorandum of Understanding with each county to work collaboratively in affirmatively furthering fair housing.
    - Develop a Limited English Proficiency (LEP) plan for applicants, residents of public housing and Section 8 programs.
    - Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
    - Build community ties with private and non-profit organizations to affirmatively further fair housing.
    - Produce a local fair housing video to be used in fair housing training in collaboration with each county.
    - Update the Fair Housing Analysis of Impediments in 2006 and 2009.

### **Other PHA Goals and Objectives: (list below)**

- Improve the housing delivery system through cost-effective management of federal and State government programs and resources.
  - Project based accounting and management for federal public housing.
  - Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
  - Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs.